2

STATE OF TENNESSEE)
COUNTY OF WILSON)

PREPARER NOT RESPONSIBLE FOR CLOSING REQUIREMENTS. NO TITLE SEARCH REQUESTED OR PERFORMED.

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration of this transfer is $ NONE.

Robert E. Krantz
Affiant

Subscribed and sworn before me on this 12th day of June, 2018

Notary Public
My commission expires: 9.16.20

THIS INSTRUMENT WAS PREPARED BY:
J. STEPHEN BROWN, P.C.
ATTORNEY AT LAW
224 WEST GAY STREET
LEBANON, TN 37087

ADDRESS NEW OWNER AS FOLLOWS:
Sheryl Ann Perdue, et al
145 Kinley Drive
Mt. Washington, KY 40047

SEND TAX BILLS TO:
-----Same----

MAP PARCEL NUMBERS:
042-09-0 029.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **SHERYL ANN PERDUE, SUCCESSOR TRUSTEE** under the THOMAS EARL AND WILMA CLAUDINE B. KRANTZ TRUST, dated February 2, 1998, a Revocable Living Trust, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, and in connection with the execution, distribution and termination of the THOMAS EARL AND WILMA CLAUDINE B. KRANTZ TRUST, dated February 2, 1998, a Revocable Living Trust, hereby remises, releases and forever quitclaims unto **SHERYL ANN PERDUE**, a one-third (1/3) undivided interest, unto **ROBERT EARL KRANTZ**, a one-third (1/3) undivided interest, unto **DEANNA KRANTZ**, a one-ninth (1/9) undivided interest, unto **TERESA KRANTZ**, a one-ninth (1/9) undivided interest, and unto **JON THOMAS KRANTZ, JR.**, a one-ninth (1/9) undivided interest, their heirs and assigns, all of her right, title and interest as Successor Trustee in and to the described real property, located in Davidson County, Tennessee, to-wit:

Bill Garrett Davidson County
Batch# 106414 DEEDQC
06/19/2018 10:55:39 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180619-0058860

Land in Davidson County, Tennessee, being Lot No. 98 on the Map of Kemper Heights, Section 1, as of record in Book 2331, pages 65 and 66, Register's Office for Davidson County, Tennessee.
Said Lot 98 fronts 115 feet on the northerly side of Kemper Drive and runs back between lines 349.8 feet on the westerly side and 326.5 feet on the easterly side to dead line in the rear on which it measures 147 feet.

Being the same property quitclaimed to Thomas Earl Krantz or Wilma Claudine B. Krantz, trustees, or successor trustee(s) of the Thomas Earl and Wilma Claudine B. Krantz Trust dated February 2, 1998, a Revocable Living Trust, by Quit Claim Deed from Thomas Earl Krantz and Wilma Claudine B. Krantz, AKA Wilma B. Krantz, husband and wife, dated February 2, 1998, and of record in Book 10818, page 354, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Thomas Earl Krantz and wife Wilma B. Krantz, by deed from Roy Alderson and wife, Florence D. Alderson, of record in Book 5296, Page 978-979, said Register's Office.

Thomas Earl Krantz died August 26, 2000, in Davidson County, Tennessee. Wilma Claudine B. Krantz died March 5, 2018, in Davidson County, Tennessee, leaving Sheryl Ann Perdue as Successor Trustee of the Thomas Earl and Wilma Claudine B. Krantz Trust dated February 2, 1998, a Revocable Living Trust. Reference is made to Certificate of Trust of record in 20180619-0058859 said Register's office
This legal description is the same as in the previous deed of record.
This is improved property known as 408 N. Kemper Drive, Madison, Davidson County, Tennessee 37115.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 12th day of June, 2018.

Sheryl Ann Perdue, Successor Trustee.

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sheryl Ann Perdue, Successor Trustee, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Lebanon, Wilson County, Tennessee, this 12th day of June, 2018.

CAREY G. WEEKS, JR. STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
My Commission Expires: 9.16.20